

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: <u>89000506</u>	Date Listed: <u>6/29/89</u>	
<u>Roane Street Commercial Historic Dist</u>	Roane	<u>TN</u>
Property Name	County	State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Amy Shucard
Signature of the Keeper

6/29/89
Date of Action

Amended Items in Nomination:

The scale on the sketch map should read 1" = 100 feet, rather than 1" = 1 foot.

Discussed and concurred in by Tennessee SHPO on June 29, 1989.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

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MAY 15 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Roane Street Commercial Historic District
other names/site number N/A

2. Location

street & number 301-601 Roane Street, 601 Walden Avenue & 611 Queen N/A not for publication
city, town Harriman Avenue N/A vicinity
state Tennessee code TN county Roane code 145 zip code 37748

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>31</u>	<u>9</u> buildings
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		<u> </u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site		<u> </u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		<u> </u> objects
	<input type="checkbox"/> object	<u>31</u>	<u>9</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Richard L. Hays
Signature of certifying official Deputy State Historic Preservation Officer 5/11/89
Tennessee Historical Commission Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register. Amy Schlager 6/29/89
- See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE/TRADE: specialty store

COMMERCE/TRADE: business

Current Functions (enter categories from instructions)

COMMERCE/TRADE: specialty store

COMMERCE/TRADE: business

7. Description

Architectural Classification

(enter categories from instructions)

Commercial Style

Romanesque

Beaux Arts/Classical Revival

Materials (enter categories from instructions)

foundation BRICK, Limestone

walls BRICK, Limestone, STUCCO

CONCRETE BLOCK

roof ASPHALT

other Iron

Describe present and historic physical appearance.

The Roane Street Commercial Historic District is located primarily along Roane Street (US/TN Hwy 29) in the core of Harriman's Central Business District and contains forty buildings. At this time, thirty-one are contributing and nine are non-contributing. The district extends from the Virginia Hotel (#19) south to Morgan Avenue on the west side of Roane Street, and from Crescent Avenue south along the east side of Roane Street, a short distance past the intersection of Walden Avenue. Also included are 611 Queen Avenue (#40), the Harriman Public Library (#39), and the Harriman City Hall, originally the East Tennessee Land Company Building and later known as the American Temperance University Building (#38 - NR 04/16/71). Nearly all of the buildings are in commercial or retail use, and all but one of the district's four vacant lots are concentrated on the west side of the intersection of Roane Street and Walden Avenue. Over one-third of the buildings in the district were constructed between 1890 and 1895 and represent the period during which Harriman was founded and the construction of commercial buildings was the most intensive. The second period of development for the Roane Street Commercial Historic District occurred during a second slower period of growth from 1895 to 1939.

The Commercial style predominates during both of these time periods, however, there are also numerous examples of Romanesque architecture and a lesser number of buildings which reflect the influence of the Revival styles of the late nineteenth and early twentieth century, in addition to styles of the Modern Movement. Ranging in height from one to three stories, nearly all the buildings are of brick construction, rectangular in shape, and have flat roofs. Those constructed during the late nineteenth century and the first two decades of the twentieth century exhibit excellent examples of decorative brick and stonework. A few original storefronts remain, however, the majority were modernized in the 1960s and 1970s. Despite the storefront changes, the upper levels of most buildings are intact. The factors of size and scale, combined with materials used in construction, set the Roane Street Commercial District apart as an area which retains its original architectural and historical integrity.

Most of the buildings constructed between 1890 and 1895 are along the west side of Roane Street. Businesses have frequently moved from one building to another, but the ground floors of these red brick building have remained in retail use with commercial offices located on the upper floors. Many of

 See continuation sheet

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these building reflect the influence of the Richardsonian Romanesque and Romanesque Revival styles with their common use of limestone for lintels, sills, belt courses, and string courses. Arched upper story windows are another common feature. Two of the most distinctive and unaltered buildings from this period are the Smith and Lake Building (#13) and the Harriman City Hall (#38). With its mansard roofed corner turret, arcaded cornice, and cast iron columns, the Smith and Lake Building reflects Gothic, Queen Anne, and Romanesque influences. Originally built by the East Tennessee Land Company to house its corporate offices in Harriman, the Harriman City Hall is in excellent example of Richardsonian Romanesque architecture.

The buildings constructed between 1900 and 1939 are primarily concentrated along the east side of Roane Street and reflect the styles of the early twentieth century. While several of these are nondescript Commercial Style buildings (#s 21-25), others are quite distinctive. The district contains two International Style buildings (#s 1 & 20) and one Art Moderne theater (#7). The United States Post Office Building (#26) at the intersection of Roane Street and Queen Avenue was completed in 1914 and exhibits Beaux Arts influence. At the southeast corner of the district is the Harriman Public Library (#39). Erected 1912, the facade of this impressive Carnegie Library combines elements of the Neo-Classical Revival, Beaux Arts, and Colonial Revival styles.

Roane Street became the principal north-south thoroughfare through Harriman when the streets were laid out in 1890 by the East Tennessee Land Company. After the purchase of lots during the Great Land Sale of February 26-28, 1890, a frenzy of construction began. Two and three story red brick commercial buildings were erected along Roane Street and Walden Avenue. Among the earliest were the J. S. Tedder (#12), a grocery and dry goods store, the Smith and Lake Building (#13), used principally for offices, and the Denny-Burr Building (#18), which contained a saddlery and dry goods store on the lower level and office space on the upper floors. The block between Walden and Morgan Avenues, on the east side of Roane Street, was set aside as the public square, and it was here that the East Tennessee Land Company erected their office building in 1890.

Before Harriman was incorporated in 1891, the East Tennessee Land Company had spent \$50,000 for street improvements which included the laying out and grading of streets. Stepping stones were installed on Roane Street at the intersections to facilitate pedestrian traffic since none of the streets were paved. One of these crossings was located in the middle of the 400 block at the alley beside the Stone Appliance Center (#35) and remained in

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use until the 1970s. After incorporation, rock was use to pave the center of Roane Street between Crescent and Morgan Avenues. Limestone curbs were installed on both sides of Roane Street in the 300 to 400 blocks and a portion of the 500 block. Sidewalks consisted of wooden planks. By 1892, a system of street lights had been installed and Harriman's first city budget set aside \$5,000 for sidewalk and street improvements and maintenance, in addition to the construction of sewers. Near the turn of the century, the streets were macadamized and some sidewalks were bricked. With the arrival of the automobile, further improvements to the area included in the district were made:

Roane Street was converted into a great, beautiful White way, with concrete sidewalks, grassed plots between the sidewalks and curbing (with trees and low shrubbery in some blocks), electric lighting in large frosted bulbs on beautiful iron poles. When completed in 1912 and early 1913, Roane Street was regarded one of the most beautiful main streets of any city in East Tennessee....Walden Street was made into a boulevard, with electric and telephone wires placed in the alleys behind the streets....White way lighting was installed. (Pulliam 1978:473)

The streetlights and vegetation were removed when Roane Street was widened in 1957. At present, mature vegetation and landscaping within the boundaries of the district occurs in the 400 block of Roane Street, and is clustered at the southeastern corner of the district.

Despite these changes and alterations to storefronts, the Roane Street Commercial Historic District continues to be the commercial and retail heart of Harriman. The forty buildings which comprise the district reflect the city's growth from 1890 through the middle of the twentieth century. The area is distinctive in the style, scale, and construction of its buildings from those on Roane Street to the north and south of the district boundaries.

The district contains thirty-one contributing buildings, nine non-contributing buildings, and four vacant lots. Although the majority of buildings within the district have altered storefronts, most of the changes are reversible. The upper stories are relatively intact and display a variety of construction materials and stylistic elements characteristic of the periods of architectural significance. Contributing buildings (C) are significant to the district and are illustrative of the historic and

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architectural development of the area, possess compatible design elements, and maintain the scale, use, and texture of the district. Non-contributing buildings (N) may disrupt the texture of the district and have little or no historic or architectural significance, lack integrity, may be substantially altered, and/or may be less than fifty years old. The forty buildings which comprise this district are listed below by street address.

INVENTORYRoane Street

1. 301-305 Roane Street. (ca. 1935). International, two story brick. No upper story fenestration on facade, original storefront. (C)
2. 307 Roane Street. (ca. 1891). Gelling and Francis Building. Commercial Style, two story, three bay, Flemish bond brick. Projecting decorative stringcourses between upper story fenestration, applied metal panels over storefront. (C)
3. 309-319 Roane Street. (ca. 1920). John East Building. Commercial Style, two story, nine bay brick, metal frame windows, altered storefronts. One section razed due to fire. Still retains sufficient integrity. (C)
4. 413 Roane Street. (ca. 1900). J. D. Buck Building. Commercial Style, two story, four bay brick with rock-faced course ashlar limestone on facade, cornice covered with stucco and artificial brick. Metal panels around storefront. (N)
5. 415 Roane Street. (ca. 1891). Tennessee Building Company. Commercial Style, two story, three bay brick, projecting cornice with corbelled frieze, rock-faced ashlar limestone lintels and sills on upper story fenestration, center bay sealed. Extremely altered storefront with applied metal panels. Upper stories retain sufficient integrity. (C)
6. 417-419 Roane Street. (1939). Yeargan Building. Commercial Style, two story, five bay brick, storefronts intact with Carrara glass on base of display windows. (C)
7. 421-423 Roane Street. (1939). Princess Theater. Art Moderne, three story brick with incised stucco facade, small casement windows on second story, Carrara glass and metal panels on facade. (C)

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8. 425 Roane Street. (ca. 1891). Commercial Style, two story, three bay brick, limestone coping, lintels, and sills, brick pilasters dividing upper story fenestration, altered storefront. (C)
9. 425 Roane Street. (ca. 1891). Commercial Style, two story, two bay brick, projecting metal cornice with finials, Perma-stone applied above second story windows, wooden paneling around altered storefront. (C)
10. 427 Roane Street. (ca. 1920). Commercial Style, one story brick, applied metal panels on facade, altered storefront. (N)
11. 429 Roane Street. (ca. 1895). Romanesque Revival influence, three story, three bay brick with projecting metal cornice, foliated frieze, limestone stringcourses form lintels and sills of upper story fenestration, limestone voussoirs over arched second story fenestration, cast-iron columns on storefront. (C)
12. 431 Roane Street. (ca. 1891). J. S. Tedder Building. Romanesque Revival influence, two story, two bay brick, pediment on north elevation, projecting eaves, corbelled arcaded cornice, limestone voussoirs above windows, corbelled pilaster strips on north elevation, altered storefront. (C)
13. 501-503 Roane Street. (1891). Smith and Lake Building. Gothic/Queen Anne/Romanesque influence, two story, three bay brick with turret on southeast corner. Projecting central pavilion, corbelled arcaded cornice, segmentally arched lintels with limestone accents, limestone quoins in storefront buttresses, cast iron columns on intact storefront. Modeled after John Jacob Astor's townhouse in New York City. (C)
14. 505-507 Roane Street. (1891). Harriman Bank and Trust Building. Commercial Style, two buildings with original facades identical, two story, eight bay brick, corbelled brick cornice, limestone stringcourses forming lintels and sills, upper story fenestration sealed on #505, altered storefronts. (C)
15. 509-515 Roane Street. (ca. 1970). No Style, one story single bay brick, gable roof. (N)

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16. 519 Roane Street. (ca. 1906). Superior Milling Company Building. Commercial Style, two story, brick, projecting pressed metal cornice with consoles, finials, dentils, corbelling on facade, altered storefront. (C)
 17. 521-525 Roane Street. (ca. 1907). Waterhouse Building. Commercial Style, two story, five bay brick, parapeted roof, pressed metal bracketed cornice with finials, corbelled frieze, pilasters with Ionic capitals delineating bays, segmentally arched windows with limestone accents at corners, limestone stringcourse forms lintels on upper story windows, altered storefront. (C)
 18. 527-531 Roane Street. (1890). Denny-Burr Building. Commercial Style, three story brick, parapeted roof, corbelled cornice, limestone stringcourses form lintels and sills on second and third story fenestration, pilasters delineate windows, Carrara glass storefront. (C)
 19. 601 Roane Street. (1891). Virginia Hotel. No Style, three story, three bay brick, applied window hoods on south elevation, intact brick lintels and limestone sills, altered roofline and storefront. (C)
 20. 526-532 Roane Street. (ca. 1935). Greerville Edwards Building. International, two story concrete block and stucco, metal casement and pivoting windows, altered storefronts. (C)
 21. 520-522 Roane Street. (ca. 1910). Commercial Style, one story, two bay brick, corbelled cornice, altered storefront. (C)
 22. 518 Roane Street. (ca. 1910). Commercial Style, one story, two bay, Permastone facade, altered storefront. (N)
 23. 516 Roane Street. (ca. 1910). Commercial Style, one story, two bay, Permastone and aluminum facade, applied hip awning, altered storefront. (C)
 24. 514 Roane Street. (ca. 1939). Commercial Style, two story, two bay, Permastone facade, altered windows, shed awning above altered storefront. (C)
 25. 512 Roane Street. (ca. 1939). Commercial Style, two story, two bay, stucco and Permastone facade, 6/6 double hung windows on upper story, wood shingle hip awning above altered storefront. (C)

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26. 502 Roane Street. (1910 to 1914). United States Post Office Building. Beaux Arts influence, one and one-half story Flemish bond brick, parapeted roof, projecting limestone cornice with dentils and frieze, porthole windows, 12/12 double hung windows, Ionic columns on facade, limestone lintels, sills, and beltcourse. (C)
27. 430-432 Roane Street. (1890). Commercial Style, one story, two bay brick (upper story burned in 1970s), projecting hip awning added at roofline, altered storefronts. (N)
28. 428 Roane Street. (1891). Caldwell Block Building. Commercial Style, two story, three bay brick, projecting pressed metal cornice enframed by corner pilasters, horizontal corbelling, porthole vents, segmental polychrome arched lintels, limestone sills, applied metal panels on altered storefront. (C)
29. 426 Roane Street. (1900). Commercial Style, two story, two bay limestone, parapeted facade, metal panels surrounding altered storefront. (N)
30. 424 Roane Street. (ca. 1915). Commercial Style, one story, single bay, applied panels, storefront slightly altered. (N)
31. 422 Roane Street. (ca. 1920). Commercial Style, one story brick, single bay, horizontal and vertical corbelling above intact storefront. (C)
32. 420-422 Roane Street. (ca. 1915). Roberts Building. Commercial Style, two story, three bay brick facade, roofline altered, corbelled cornice, segmentally arched windows with keystones, metal panels above altered storefront. (C)
33. 418 Roane Street. (ca. 1915). Commercial Style, one story brick, single bay, corbelling above storefront, metal panels applied around altered storefront. (C)
34. 414-416 Roane Street. (1890). T. J. Pritchard Building. Romanesque influence, two story brick, three bays, projecting metal cornice with corbelled frieze, polychrome round arch attic windows, limestone beltcourse with brick dentils, plaque on facade, projecting window hoods with consoles above second story windows, corbelled pilasters, two cast-iron pilasters intact on altered storefronts. (C)

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35. 412 Roane Street. (ca. 1900). No Style, two story limestone, corrugated metal panel completely covers facade above altered storefront. (N)
36. 410 Roane Street. (ca. 1910). Italian Renaissance influence, two story brick, stepped parapet with limestone coping, ceramic tile bracketed window cornice, rectangular limestone arched lintels with keystones, double hung windows with 3/3 and 4/4 transoms, storefront covered by applied panels. (C)
37. 400-402 Roane Street. (1909). Manufacturers National Bank Building. Neo-Classic influence, two story, four bay brick, projecting metal cornice, corbelled pilasters delineating bays, altered windows, ground floor covered by applied panels. (C)
38. 332 Roane Street. (1890). Harriman City Hall (NR 4/16/71). Richardsonian Romanesque, two and one-half story brick, semi-engaged tower with candle snuffer roof at each corner, molded terra cotta cornice with dentils, ornamental brickwork under gable eaves, limestone belt courses and foundation, arched windows with transoms on second story, double arch entry with radiating limestone voussoirs supported by a short Doric column. (C)

Walden Avenue

39. 601 Walden Avenue. (1912). Harriman Public Library (Carnegie Library). Neo-Classical Revival with Beaux Arts and Colonial Revival influence, two story brick, pedimented portico on facade, raking cornice, modillion blocks, cartouche, Doric columns with astragal molding, rusticated responds and podium, semi-circular fanlight above entry, 10 light transom and arched 9/2 double hung windows, facade vertically divided by brick pilasters, limestone foundation and belt course.

Queen Avenue

40. 611 Queen Avenue. (ca. 1915). Commercial Style, two story, four bay brick, projecting stringcourse forms sill of upper story fenestration, applied metal panels on altered storefront. (C)

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G N/A

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

COMMUNITY PLANNING & DEVELOPMENT
ARCHITECTURE

1890 - 1939

1890 - 1895

1895 - 1939

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

multiple

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Roane Street Commercial Historic District is being nominated under National Register criteria A and C for its historical and architectural significance in Harriman, Roane County, Tennessee. The district shows the direct influence of city planning by one specific company (The East Tennessee Land Company) during the years 1890 - 1895 and the resulting growth of that city through the 1895 - 1939. Architecturally, the street reflects the commercial styles of the late 1800s and early 1900s, showing the influence of noted architects and builders, McKim, Mead, and White, as well as Richard Morris Hunt. For example, the Smith-Lake block (501-503 Roane) is said to be a small scale reflection of John Astor's Third Avenue double townhouse in New York City. At the time of its development, Roane Street was reported to have had more substantial brick blocks than in any other new city of its age.

Chartered May 25, 1889 by Frederick Gates, a former Methodist minister, farmer, businessman, land developer, entrepreneur, and prohibitionist, The East Tennessee Land Company was the city's developing agent. Office quarters were set up in New York City and at the Harriman site. The directors - Clinton B. Fisk, Seabright, New Jersey, President; James B. Hobbs, Chicago, Illinois; Ferdinand Schumacher, Akron, Ohio; I. K. Funk, New York City; A. W. Wagnalls, New York City; William Silverwood, Baltimore, Maryland; John Hopewell, Jr., Boston, Massachusetts; J. R. Leeson, Boston, Massachusetts; Walter C. Harriman, Warner, New Hampshire; Frederick Gates, Nemo, Tennessee; Philip S. Mason, Nemo, Tennessee; Thomas Carlton, Baltimore, Maryland; A. A. Hopkins, Rochester, New York - were noted nationwide as men of strong prohibition views, keen business minds and creative vision. By capitalizing on the public's social, moral and economic optimism so prevalent at the turn of the century, they intended to build a model city of culture, sobriety, and industry. Their dreams were high, aimed toward a goal of both monetary and spiritual gains.

At the time of the Charter, largely through the efforts of Frederick Gates, the land company controlled more than 300,000 acres of land in Roane,

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 8.3 acres ±

UTM References

A

1,6	72,07,6,0	3,97,92,0,0
Zone	Easting	Northing

C

1,6	72,11,8,0	3,97,91,8,0
Zone	Easting	Northing

B

1,6	72,10,8,0	3,97,95,0,0
Zone	Easting	Northing

D

1,6	72,08,8,0	3,97,91,0,0
Zone	Easting	Northing

Harriman, Tennessee 123 NE

See continuation sheet

Verbal Boundary Description

The Roane Street Commercial Historic District includes approximately three blocks along the northwest and southeast sides of Roane Street from Morgan to Crescent Avenues. See accompanying map.

See continuation sheet

Boundary Justification

The Roane Street Commercial Historic District boundaries include buildings of compatible style and development which reflect downtown Harriman's growth between 1890 and 1939. Property outside the district is either residential or later commercial buildings which are incompatible in age and character. The boundaries include sufficient property to protect the historic character of the district.

See continuation sheet

11. Form Prepared By

name/title Nancy Wimmer, Historical Committee & Gail Guymon, Historic Preservation Planner
 organization Hooray for Harriman, Inc. & E.T.D.D. date May, 1989
 street & number 1002 Roane St. & P.O. Box 19806 telephone (615) 882-9242 & (615) 584-85
 city or town Harriman & Knoxville state TN zip code 37748 & 37939

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Morgan, Fentress, White, Putnam, and Cumberland counties. This land provided the economic basis for the development as it was rich in coal, iron ore, timber, and other valuable resources. The prospectus of the company viewed their proposal as becoming an "iron city," likely to rival Pittsburgh or Birmingham. The site they chose for their Key City of the South was in the Big Emory Gap area located in the bend of the Emory River in Roane County, where the Emory River broke its way through Walden's Ridge after its rapid descent from the Cumberland Plateau.

Wealth of the land was not the only reason for this choice. Although riverboat transportation was declining, and, indeed, did prove to be unreliable for Harriman trade, this was a deciding factor. However, according to the 1889 prospectus, the town was destined to become the:

...open and only gateway through which railroads can successfully reach the high level of the great Cumberland Plateau, or descend therefrom, and so cross the State from east to west or west to east. It is the most natural center in Tennessee.

The site was situated between the Cincinnati-Southern Railway on the west and Walden's Ridge division of the East Tennessee, Virginia, and Georgia Railway on the north, making the city fifty miles west of Knoxville via this line; eighty miles north of Chattanooga, and 250 miles south of Cincinnati via the Cincinnati-Southern Railway.

The East Tennessee Land Company, capitalized at \$3,000,000, set aside at the beginning (1890) \$1,000,000 for the development of subsidiary companies which would help attract the various industries. One such company, the Harriman Manufacturing Company, financed loans, subsidies or stock purchases of many of the business and industries during the city's founding years. Another, the East Tennessee Mining Company operated the land company's mines (originally the Byrd Mines) and organized the Harriman Coal and Iron Railroad. As a further inducement for industrial development, the Coal & Iron Railroad built a Belt Line Railroad paralleling the circular course of the Emory and encircling the city site, providing access to existing railroads for transportation of passengers and freight. The loading station for the Belt Line was on the west end of Roane Street.

Prior to 1890, the site that became the City of Harriman was farm land - the Robert King Byrd and the Margrave-Center farms. The Railway Station was located just west of the Byrd Mansion at Keathley; the Byrd Ferry was one of two ferries providing passage across the Emory River; and the Margrave House was a way-station on the Nashville-Knoxville Road. By 1892,

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mainly due to the advertising genius, enthusiasm and efforts of these men of vision, the City of Harriman was not only a reality, but could boast of a population of 3,672 persons, of a well laid out downtown with substantial brick blocks completed along Roane and Walden Streets, as well as wooden commercial buildings along Trenton and Devonia Streets; residential homes of considerable charm and beauty; and an industrial sector comprised of 29 manufacturing companies along Emory Street. Among these industries were the Lookout Rolling Mills, Givson Agricultural Works, Harriman Hoe and Tool Factory, Harriman Tack Factory, East Tennessee Furniture Factory, Cuthie Machine and Foundry Works, S. K. Paige Manufacturing Works, and Harriman Brick Yard.

Before turning the city over to its corporate authorities, February 7, 1891, the East Tennessee Land Company had expended street improvements over \$50,000; had established an electric plant and temporary water works; had begun the erection of a large and elegant hotel and had contributed largely to the completion of another; had erected a public school building at a cost of more than \$6,000 and established a graded school system at its own expense; had erected an exposition building; had made liberal donations of land for railway purposes; had contributed lots for the building of churches of all denominations and for a hall for WCTU and YMCA purposes and, by liberal investments in the industrial concerns, had established the manufacturing character of the town, that of an industrial town (many industries - many owners) in opposition to the factory town (one factory - one owner).

From the first, the City of Harriman was not to be just the key industrial city of the South; it was to be a utopia of temperance - Happy Harriman. The directors of the land company were all members of the Prohibition Party (the president, General Clinton B. Fisk, was Prohibition Party Presidential Candidate of 1888). They were believers in temperance, holding that these beliefs could be commercialized for business profit and for the betterment of mankind. This idea and challenge, advertised across the United States, brought thousands of people - by railway, stagecoach, and riverboat - to the Harriman Great Land Sale, February 26-28, 1890. In three days of cold rain and red mud, they put money and muscle to the dream and the city of industry, culture, and temperance was begun. Written into every deed was the provision "Forbidding the use of the property, or any building thereon, for the purposes of manufacturing, storing, or selling intoxicating liquors or beverages as such."

Because the Prohibition Party fostered Women's Suffrage, Harriman became a center for Women's' Rights. Twelve women voted in the first City Election in 1891, due to a forgotten general state law and a special condition

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contained in the City Charter - this was possibly the first time in the state's history that women voted. In June of 1919, Mrs. Sumner Emery ran for Mayor and two women ran for City Council, 236 women voted in this election (Mrs. Emery received 240 votes), the day before the 19th Amendment was ratified by the U. S. Senate.

Construction of the town began immediately after the Land Sale of 1890. The Pritchard Block (the first City Hall, #34), the Caldwell Block (#s 27-28), the Tedder Block (#12) and the Smith-Lake Block (#13) were sold in private sale with strict building conditions, to be completed within sixty days. These buildings stand as a testimony to the vision of the early "Pioneers." Businesses along Roane Street reflected the growth of a young, vigorous industrial town. Listed in the 1892 Census are three banks, ten real estate brokers and nine stock and bonds brokers, nine lawyers, and six insurance agents. High quality drygoods were sold by J. S. Tedder at 431 Roane (#12), Spencer Damon & Company across the street at 432 Roane (#27), and in the Denny Building (#18) by Polk Brown. Ladies' clothing and hats were also sold by dressmakers and specialty shops. W. C. Shaw, the first postmaster and one of the early mayors, sold baseball supplies, books, stationary, and fishing tackle in his shop at 411 Roane (demolished 1988). There were two dentists, five physicians, an embalmer, funeral parlor, and casket merchant, along with two pharmacies on Roane Street. Also listed were a saddlery company and feed store, furniture stores, contractors, and builders (fourteen contractors and builders were established in the city during 1890-95). A Type Writer had his office on the second floor of the Smith & Lake Building (#13). This was also where the office of the Cornet Band was located. Further down the street, there was a dancing school and several shops that sold musical instruments. The first library was at the YWCA office at 432 Roane (#27). The second and third floors were fine apartments where many of the merchants and workers lived. Of the many resort-type hotels built during these early years, the Virginia Hotel (#19) at 601 Roane, built in 1893, was the only brick, and is the only one still standing.

The "Boom" years of the town came to an end with the Great Financial Panic of 1893 (Cleveland Panic). As a speculative real estate venture with most of the down-payments in stock, the East Tennessee Land Company dissolved in bankruptcy. One report of the time said that most of the men were financially ruined and "those that could go left, but many who could go staid [sic]". One of these, Isaac Funk, organized the Harriman Land Company and purchased all lands belonging to the East Tennessee Land Co. Henry Winslow, one of the early landowners, became manager of this new company. He eventually personally purchased all holdings of the Harriman Land Company for a total of \$50,000.

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Although the panic of '93 shattered the dreams of Gates and the East Tennessee Land Company, the City of Harriman did remain intact and grow throughout the 1900s and 1920s. The Big Flood of 1929 and Great Depression had a more devastating effect on the city's economy. The flood destroyed the entire Harriman Industrial area at the bend of the river, including fifteen industries. Since the flood occurred during the Depression, many of these industries were never rebuilt. The Harriman Hosiery Mill, organized in 1912, survived to be bought by Burlington Hosiery in 1944. The Roane Hosiery Mill (1949) and the Mead Paper Mill (1929) created a more factory-town atmosphere to the promised Key City of the South. These mills, with different names and owners, today comprise the economic backbone for the town.

The town continued to grow between 1895 and 1939, showing the architectural and economic development of the times. Movie Theaters were located up and down Roane Street since 1909. The one remaining, the Princess, is located at the site of the 1909 Edisonia (#7). The Edisonia was located in two buildings and suffered two fires, the last completely destroying the buildings plus the Yeargin Building (#6). The new modern theater and Yeargin Building were rebuilt in 1939. An interesting factor shown throughout the history of the street is that businesses seem to move about, Roberts Furniture has been in at least three locations; Chase Drug Store started life at 414-416 Roane (#34) moved across the Street to two locations in the 300 block; Burns Dress Shop (#28) has been in three locations; cafes and grocery stores switched places a number of times up and down the street; barbers and barber shops swapped about as well as banks.

Three significant public buildings were built between 1909-1912. The Harriman Public Library was constructed on the public square behind the Harriman City Hall at 601 Walden (#39); The United States Post Office (#26) was built on the corner of Roane and Queen, space that had been used as the city's hitching post; and the First and Manufacturers Bank of Harriman (#37) was constructed on the corner of Walden and Roane, the last and most expensive lots sold at the Great Land Sale. In 1912-1913, Roane Street was paved and converted into a beautiful "White Way" with concrete sidewalks, grassed plots between the sidewalks and curbing (with trees and low shrubbery in some blocks), electric lighting in large frosted bulbs in beautiful iron poles. It was reported at the time to be the most beautiful main street of any city in East Tennessee.

The wartime development of the Oak Ridge plants helped the commercial district reach its apex during the 1940s, every lot being filled with a

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viable, active business. "Coming to Town" on Saturday was the "thing" to do in Roane County, and Roane Street was "town" for Harriman. They came in their automobiles to park, to shop, and to visit; the young people came to the theater, to the East Building to dance, or to skate in the upstairs skating rink; the men enjoyed Lodge meetings in their third floor meeting hall above the bank or boxing matches in that building or in the East Building. There were five billiard parlours, several sweet or bake shops, three restaurants or cafes, two jewelry stores, novelty stores, general merchandise and three or four grocery stores during the 1940s. The AT&T office was located over one of the grocery stores (#35) and provided power for the town whenever the main source was interrupted. Photographers, physicians, dentists, lawyers, dressmakers worked and lived in offices and apartments on the second floors of many of the buildings. Automobile agencies and service shops starting moving onto Roane street during this time at #1 and #3.

The Roane Street Commercial Historic District is significant as a planned community that reflects the important architectural styles of its two main periods of development, 1890 to 1895 and 1895 to 1939. Although the town boomed once again with the development of Oak Ridge in the 1940s and declined in the 1960s and 1970s, the town continues to reflect its earlier periods of development with its cohesive collection of commercial buildings.

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Roane Street Commercial Historic District
Harriman, Roane County, Tennessee
Photo by: Wayne Bowman
Date: November 1988
Neg: Tennessee Historical Commission
Nashville, Tennessee

301-319 Roane Street, southwest side
Facing northwest, east facade
#1 of 12

413-431 Roane Street, west side
Facing southwest, east facade
#2 of 12

501-507 Roane Street, northwest side
Facing northwest, east facade
#3 of 12

519-531 Roane Street, northwest side
Facing southwest, east facade
#4 of 12

601 Roane Street, northwest
Facing northwest, southeast facade
#5 of 12

502-532 Roane Street, northeast side
Facing southeast, west facade
#6 of 12

502 Roane Street, northeast side
Facing southeast, west & south facades
#7 of 12

611 Queen Avenue, south side
Facing south, north facade
#8 of 12

401-432 Roane Street, east side
Facing southeast, west facade
#9 of 12

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401-412 Roane Street, east side
Facing northeast, south & west facades
#10 of 12

300 block of Roane Street, southeast
Facing south, north & west facades
#11 of 12

601 Walden Avenue, south side
Facing south, north facade
#12 of 12